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# OFFICE/MEDICAL OFFICE FOR LEASE

1150 South Avenue, Staten Island, New York

**60,542 RSF**  
**Available For Lease**



PRESENTED BY:

**JON STRAVITZ, ESQ. & SIOR**  
JSTRAVITZ@BIOCCRE.COM  
212.252.8799

**JOHN AIRES, MSRE & SIOR**  
JAIRES@BIOCCRE.COM  
212.252.8766

# AVAILABLE SPACE OVERVIEW



## PROPERTY DESCRIPTION

Corporate Park is surrounded by 15 acres of protected woodlands, manicured gardens and walking paths.

## PROPERTY HIGHLIGHTS

Lobby and Entryway being Renovated  
Easy Access to Route 440, Staten Island Expressway & The Goethals Bridge  
Ground Floor: 64,558 SF includes 30' Clear Warehouse and Production Space  
Over 4 per 1,000 SF of parking  
Low Loss Factor - 17%  
On-site Property Management

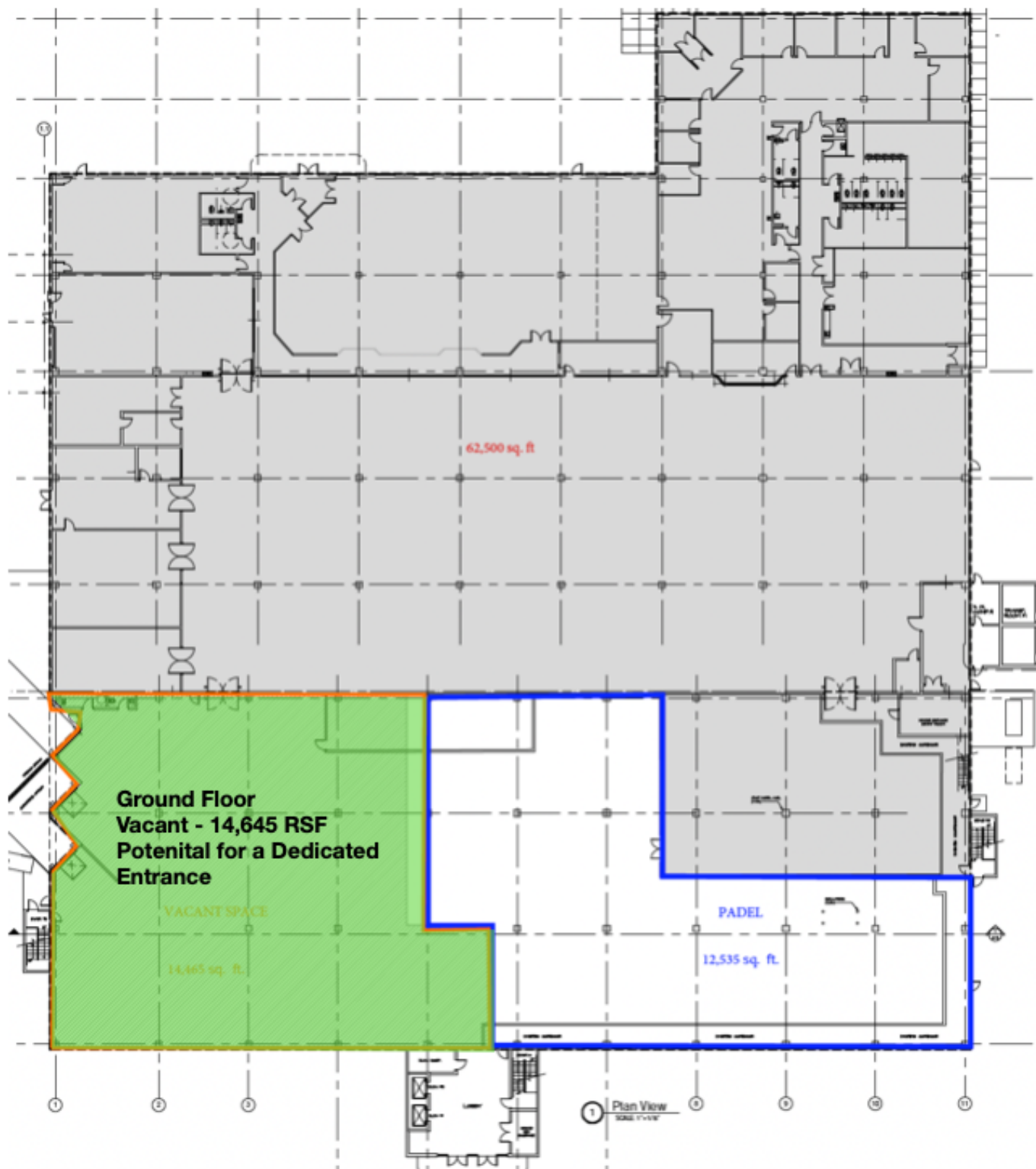
## 1150 SOUTH AVENUEE:

**Building Class:** Class A  
**Building Size:** 192,283  
**Available SF:** 1st Floor - 14,645 RSF  
2nd Floor - 8,243 RSF  
3rd Floor - 3,393 RSF  
4th Floor - 34,261  
**Year Built:** 2001  
**Elevators:** 2 Passenger Elevators

# ASKING \$25 PER SF NNN

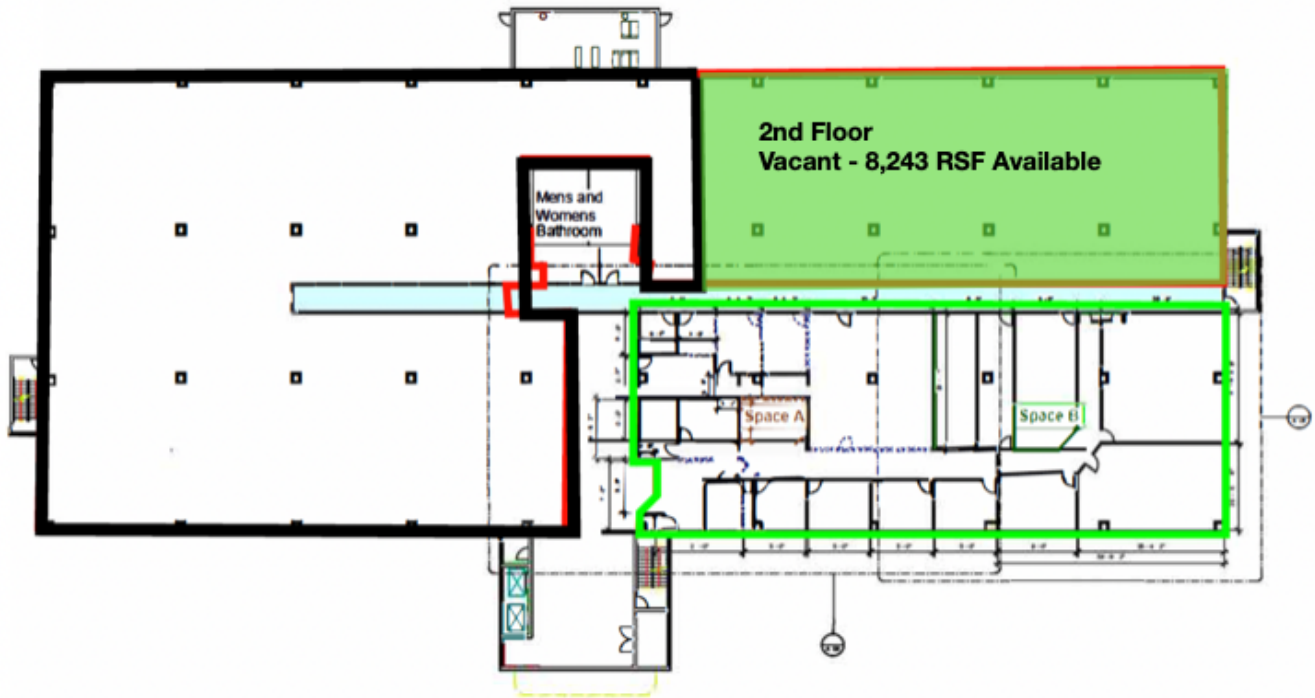
Please contact Jon D. Stravitz for additional information and questions at [jstravitz@biocre.com](mailto:jstravitz@biocre.com) or 212.252.8799

# GROUND FLOOR PLAN 14,645 RSF AVAILABLE



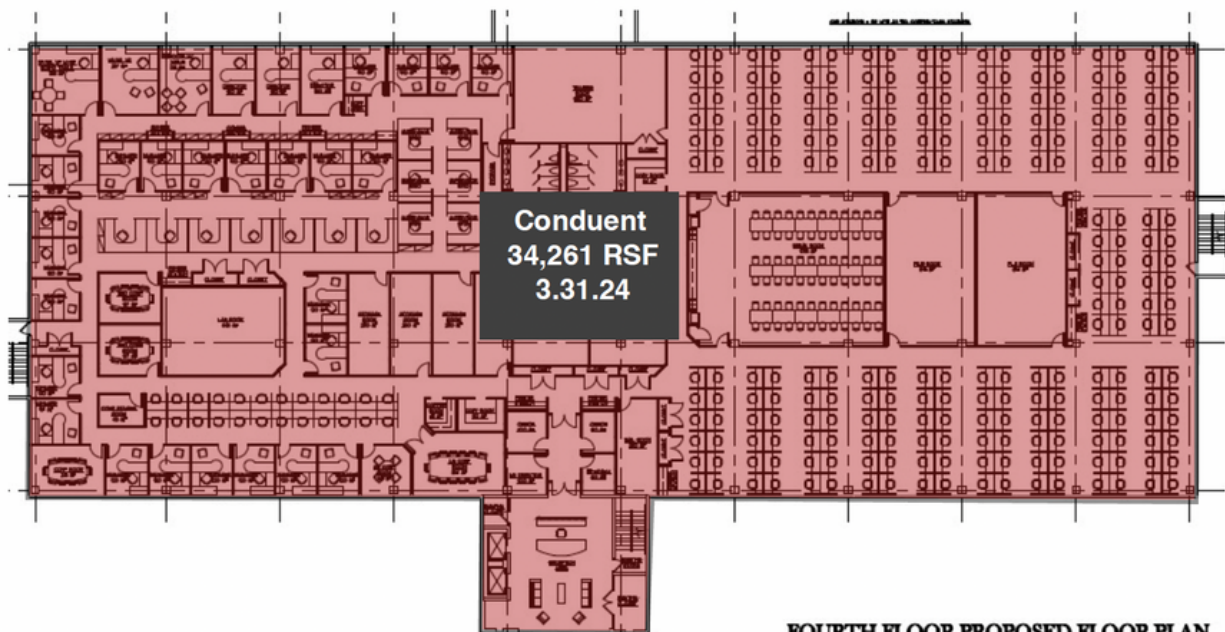
# 2ND FLOOR PLAN

## 8,243 RSF AVAILABLE



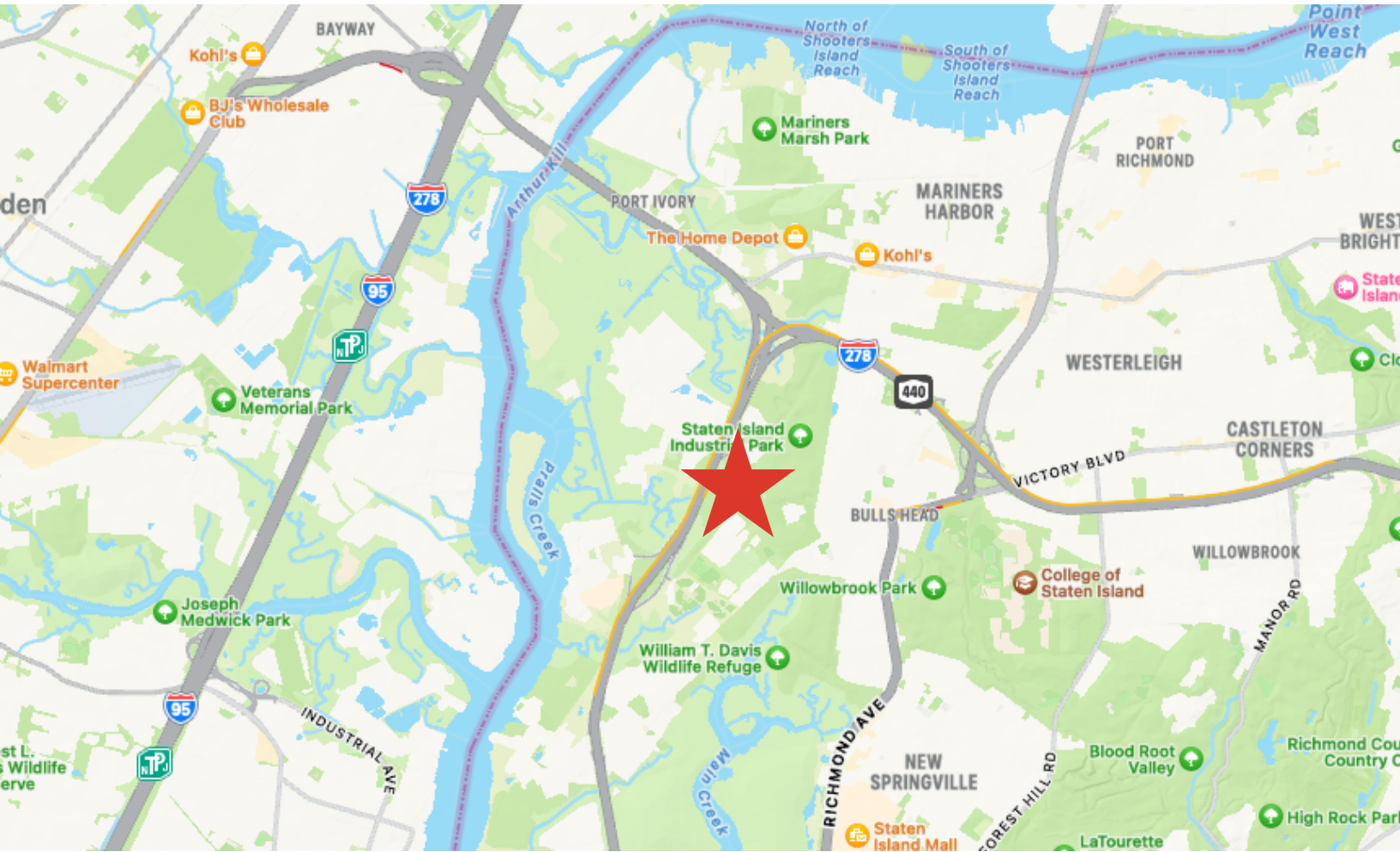
# 4TH FLOOR PLAN

## 34,261 RSF AVAILABLE



FOURTH FLOOR PROPOSED FLOOR PLAN

# LOCATION MAP





**B I O C**  
Commercial Real Estate

**For Additional Information Please Contact:**

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**BIOC Commercial Real Estate, LLC**

*"In the Best Interest of Our Clients"*